

# HoldenCopley

PREPARE TO BE MOVED

College Street, Long Eaton, Nottinghamshire NG10 4GX

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Guide Price £170,000



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GUIDE PRICE: £170,000 - £190,000

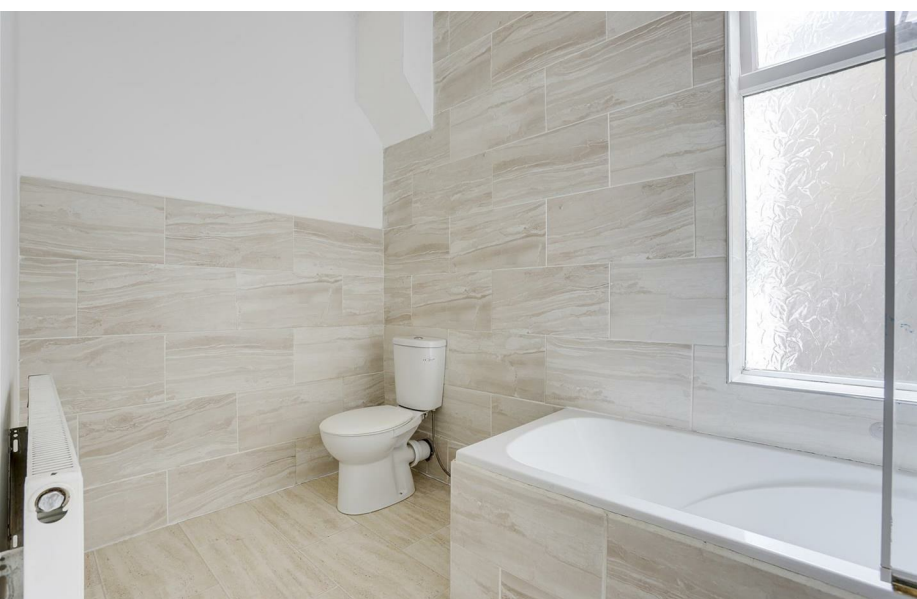
NO UPWARD CHAIN...

This well-presented three-bedroom mid-terrace home offers generous living space across two floors, making it an ideal choice for families seeking comfort and convenience in the sought-after area of Long Eaton. The interior features a neutral colour palette throughout, creating a light and airy atmosphere, while ample built-in storage adds to the practicality of the space. On the ground floor, the property opens into a welcoming entrance hall that leads to a spacious living room, a separate dining room perfect for family meals or entertaining, and a modern fitted kitchen equipped with contemporary units and worktops. Upstairs, there are three generously sized bedrooms, all well-proportioned and bright, which are served by a stylish three-piece bathroom suite. Externally, the front of the property benefits from a neat courtyard-style garden and available on-street parking. To the rear, there is an enclosed, low-maintenance garden that offers a private outdoor space ideal for relaxing or hosting during the warmer months. Situated within close proximity to a wide range of shops, reputable schools, and excellent transport links, this home is perfectly located for family life.

MUST BE VIEWED







- Mid Terrace
- Three Bedrooms
- Fitted Kitchen
- Spacious Living Room
- Separate Dining Room
- Three Piece Bathroom Suite
- On Street Parking Available
- Rear Enclosed Garden
- Popular Location
- 360 Virtual Tour









GROUND FLOOR

Hallway

12'2" x 3'3" (3.71m x 1.01m)

The hallway has carpeted flooring and stairs, coving to the ceiling, a decorative ceiling arch, a radiator, and a single UPVC door providing access into the accommodation

Living Room

14'9" x 10'9" (4.50m x 3.29m)

The living room has a UPVC double glazed bay window to the front elevation, coving to the ceiling, a ceiling rose, a TV point, recessed chimney breast with feature fireplace, a radiator, and carpeted flooring

Dining Room

12'2" x 11'5" (3.73m x 3.48m)

The dining room has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring

Kitchen

17'0" x 8'5" (5.19m x 2.57m)

The kitchen has a range of fitted base and wall units with worksurfaces, a stainless steel sink and half with a mixer tap and drainer, an in-built cupboard, space for a freestanding cooker, space and plumbing for a washing machine, space for an under-counter fridge and freezer, an in-built cupboard, coving to the ceiling, a radiator, tow UPVC double glazed windows to the rear and side elevation, and a UPVC door opening to the rear garden.

FIRST FLOOR

Landing

22'11" x 4'11" (7.01 x 1.52)

The landing has carpeted flooring, an in-built cupboard, access into the loft, and provides access to the first floor accommodation.

Master Bedroom

14'6" x 12'2" (4.44m x 3.72m)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'3" x 9'1" (3.74m x 2.78m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

11'9" x 6'9" (3.60m x 2.06m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

9'10" x 5'5" (3.01 x 1.67)

The bathroom has a UPVC double glazed obscure window to the side elevation, low level flush WC, a pedestal wash basin, a panelled bath with a wall mounted electric shower with a shower screen, a radiator, coving to the ceiling, floor-to-ceiling tiling, and wood-effect flooring.

OUTSIDE

FRONT

To the front is a courtyard style garden with a wall surround and availability for on street parking

REAR

To the rear is an enclosed garden with a lawn, paved area, access to a shed and a fence panelled boundary, and gated access

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed

220Mbps

Phone Signal – Some voice coverage of 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

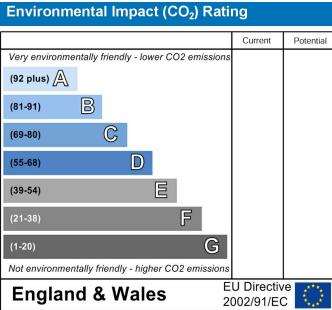
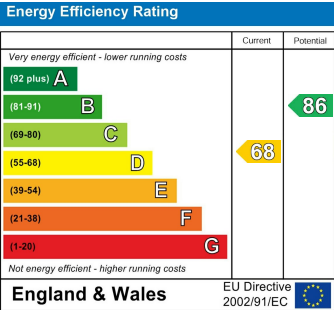
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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